

4736

MEMORANDUM

APRIL 3, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH M. NETTER, ASSISTANT DIRECTOR FOR LAND USE
AND ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on forty-one zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Categories</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Residential conversions	10	1	2	1
Major new housing or rehabilitation	6			1
Residential (building expansions, subdivisions, etc.)	10			2
Parking; gas stations; repair garages	1			
Industrial;				1
Institutional	1			
Commercial; office; business	3			1
Hotels; restaurants				
Signs	1			

We recommend approval of ten residential conversions:

- Z-8507. 265-267 Cornell Street, Roslindale. One-family dwelling.
- Z-8403. 443 Shawmut Avenue, Boston. Additional lodgers.
- Z-8460. 29 Princeton Street, East Boston. Existing three-family dwelling.
- Z-8470. 767a-767 Tremont Street, Boston. Existing apartment-lodging house.
- Z-8482. 21 Appleton Street, Boston. Two-family dwelling.
- Z-8495. 98 Mt. Pleasant Avenue, Roxbury. Three-family dwelling.
- Z-8483. 265 Lexington Street, East Boston. Four apartments.

- Z-8517. 238 Everett Street, East Boston. Three-family dwelling.
Z-8569. 39 Hemenway Street, Boston. Twenty-seven apartments.
Z-8512. 502-504 Massachusetts Avenue, Boston. Three apartments.

We recommend approval of five new housing or rehabilitation referrals:

- Z-8505. 167 Chestnut Avenue, Jamaica Plain. Three-family dwelling.
Z-8323. 2 Clarendon Street, Boston. Sixty apartments.
Z-8526- 87-89 Crosstown Avenue, West Roxbury. Two one-family dwellings.
27.
Z-8420- 43-63R Union Street, Brighton. Seventeen one-family dwellings.
8436.
Z-8564. 841 Parker Street, Roxbury. Fifteen apartments.
Z-8501. 10-18 John Eliot Square, Roxbury. Thirty-one apartments.

We recommend approval of ten residential building expansion referrals:

- Z-8400. 31R Lyndhurst Street, Dorchester. Accessory two car garage.
Z-8401. 19 Mystic Street, Charlestown. Enclose egress area.
Z-8444. 1 Belnap Road, Hyde Park. Carport addition.
Z-8475. 7 Marshall Block, Charlestown. Dormer addition.
Z-8480. 1 Organ Park Street, Roslindale. Dormer addition.
Z-8498. 39 Neponset Avenue, Hyde Park. Kitchen expansion.
Z-8513. 15 Shepard Street, Brighton. Porch enclosure.
Z-8515. 84 Russett Road, West Roxbury. Addition existing.
Z-8514. 134 West Concord Street, Boston. Bedroom addition.
Z-8510. 497 Sumner Street, East Boston. Rear addition.

We recommend approval of one parking, gas station, auto repair referrals:

- Z-8469. 586 Washington Street, Brighton. Rear addition.

We recommend approval of one institutional referral:

- Z-8578. 165 South Huntington Avenue, Jamaica Plain. Dormitory for special needs children.

We recommend approval of three commercial, office, business referrals:

- Z-8518. 1140 Saratoga Street, East Boston. Existing condition.
- Z-8463. 32R Cummins Highway, Roslindale. Storage for local painting contractor.
- Z-8530. 123 George Street, Roxbury. Warehouse - office structure.

We recommend approval of one sign referral:

- Z-8465. 1660-1670 Soldiers Field Road, Brighton. Comprehensive sign design review.

We recommend denial of one referral:

- Z-8256. 199 Marion Street, East Boston. Six apartments excessive.

We recommend denial without prejudice of two referrals:

- Z-8399. 24B-24 Fleet Street, Boston. Plans incomplete.
- Z-8405. 17 Greenough Lane, Boston. Plans incomplete.

We recommend deferral of seven referrals:

- Z-8349. 46 Business Street, Hyde park. Address and resolve concerns.
- Z-8468. 8 Myrtle Street, Jamaica Plain. Design concerns.
- Z-8538. 100 Waltham Street, Boston. Must meet with community groups.
- Z-8561. 803 Summer Street, Boston. Address and resolve issues.
- Z-8504. 57-59 Woodbine Street, Roxbury. Must meet with community.
- Z-8552- 15-44 Stock Street, Dorchester. Must meet with community.
8560.

BOARD OF APPEAL REFERRALS

April 3, 1986

		<u>Hearing</u>	
1.	Z-8256	4/8/86	Marion Street Realty Trust 199 Main Street, East Boston
2.	Z-8323	4/8/86	Lexington Church of Christ 2 Clarendon Street Realty Trust (prospective purchaser) 2 Clarendon Street, Boston
3.	Z-8349	4/8/86	James J. Loftus 46 Business Street, Hyde Park
4.	Z-8399	4/8/86	Grace DelloRusso 24B-24 Fleet Street, Boston
5.	Z-8400	4/8/86	Michael Mancini & Thad Byrd 31-31R Lyndhurst Street, Dorchester
6.	Z-8401	4/8/86	Casimir S. Lopata 19 Mystic Street, Charlestown
7.	Z-8403	4/8/86	Joseph & Alexandra Maalouf 443 Shawmut Avenue, Boston
8.	Z-8405	4/8/86	Peter H. McGinnis 17 Greenough Lane, Boston
9.	Z-8420-8436	4/8/86	Union Village Trust 43-63R Union Street, Brighton
10.	Z-8444	4/8/86	Marie W. Rudowski 1 Belnap Road, Hyde Park
11.	Z-8460	4/15/86	Carl M. Poleologos 29 Princeton Street, East Boston
12.	Z-8463	4/15/86	Karl H. Wefers 32rear Cummins Highway, Roslindale
13.	Z-8465	4/8/86	Phillip C. Haughey, Trustee 1660-1670 Soldiers Field Road Brighton
14.	Z-8468	4/15/86	Paul & Craig Flashner 8 Myrtle Street, Jamaica Plain
15.	Z-8469	4/15/86	John Sarianides 586 Washington Street, Brighton
16.	Z-8470	4/15/86	Amos Williams 767A-767 Tremont Street, Boston

BOARD OF APPEAL REFERRALS

April 3, 1986

		<u>Hearing</u>	
17.	Z-8475	4/15/86	Douglas MacDonald 7 Marshall Block, Charlestown
18.	Z-8480	4/15/86	Charles R. Ross 1 Organ Park Street, Roslindale
19.	Z-8482	4/15/86	Mario M. Mattei, Trustee 21 Appleton Street, Boston
20.	Z-8483	4/15/86	Robert M. Memmolo 265 Lexington Street, East Boston
21.	Z-8495	4/15/86	Arlene Claiborne 98 Mt. Pleasant Avenue, Roxbury
22.	Z-8498	4/15/86	William F. McCarthy 39 Neponset Avenue, Hyde Park
23.	Z-8501	4/8/86	10 Eliot Associates Limited Partnership 10-18 John Eliot Square, Roxbury
24.	Z-8504	4/15/86	Richard Beckers 57-59 Woodbine Street, Roxbury
25.	Z-8505	4/15/86	Charles Salamone 167 Chestnut Avenue, Jamaica Plain
26.	Z-8507	4/15/86	Constantinos D. Salemis 265-267 Cornell Street, Roslindale
27.	Z-8510	4/15/86	Gerard Millerick 497 Sumner Street, East Boston
28.	Z-8513	4/15/86	Ralph Morrocchio 15 Shepard Street, Brighton
29.	Z-8514	4/15/86	David C. Parker 134 West Concord Street, Boston
30.	Z-8515	4/15/86	Dorothy U. Williams 84 Russett Road, West Roxbury
31.	Z-8517	4/15/86	Sabatino J. Bolognese 238 Everett Street, East Boston
32.	Z-8518	4/15/86	TinTerTonTam Realty Corporation 1140 Saratoga Street, East Boston
33.	Z-8526-8527	4/15/86	2465-2466 Clinton Street Trust 87-89 Crosstown Avenue West Roxbury

BOARD OF APPEAL REFERRALS

April 3, 1986

Hearing

34.	Z-8538	4/15/86	Dickes Realty Trust 100 Waltham Street, Boston
35.	Z-8561	4/15/86	Barbara Murphy, Trustee 803 Summer Street, South Boston
36.	Z-8564	4/15/86	Public Facilities Department 841 Parker Street, Roxbury
37.	Z-8512	4/15/86	Kerdos Corporation 502-504 Massachusetts Avenue Boston
38.	Z-8530	4/8/86	Peter Griffin 123 George Street, Roxbury
39.	Z-8552-8560	4/15/86	Richard M. Jerrier 15-44 Stock Street, Dorchester
40.	Z-8569	4/15/86	Nader Mameghani & Masoud Rahgozar 39 Hemenway Street, Boston
41.	Z-8578	4/15/86	The New England Home for Little Wanderers 165 South Huntington Avenue Jamaica Plain

MEMORANDUM

April 3, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH NETTER, ASSISTANT DIRECTOR FOR LAND USE AND
ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 4/8/86 Z-8256
Marion Street Realty Trust
199 Marion Street
East Boston

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Legalize occupancy as six apartments; erect one-story
rear addition.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area, open space, and setback
of parapet.

Excessive floor area ratio.

VOTED: In reference to petition Z-8256, Marion Street
Realty Trust, 199 Marion Street, East Boston,
for forbidden use and four variances to legalize
occupancy for six apartments and erect one-story
rear addition in a local business (L-1) district,
the Boston Redevelopment Authority recommends
denial. No record of legal occupancy. Existing
six units overcrowd the three-story frame structure
precluding adequate living space. Excessive density
detrimentally impacts the residential neighborhood.
Off-street parking is practically nonexistent.
Authority would support three-family occupancy.



Z-8256 199 MARION ST. EAST BOSTON

Board of Appeal Referrals

4/3/86

Z-8323

Hearing:

4/8/86

Lexington Church of Christ
2 Clarendon Street Realty Trust
(prospective purchaser)
2 Clarendon Street
Boston

Site:

One-story fire-damaged structure

District(s):

Apartment (H-3)

Purpose:

Change occupancy from church to 60 apartments;
erect addition.

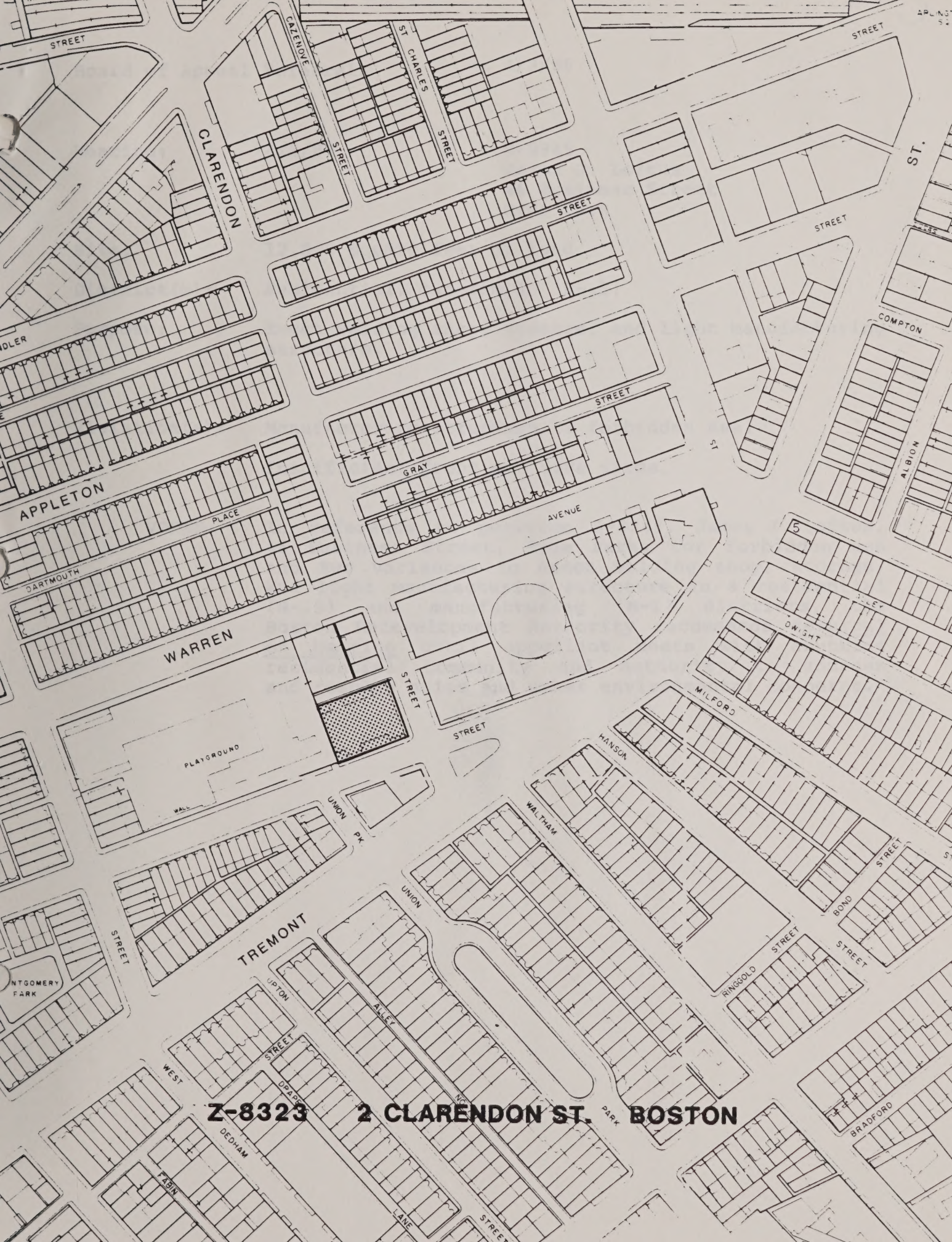
Violation(s):

Excessive floor area ratio.

Insufficient front yard, rear yard, setback of
parapet, and off-street parking.

VOTED:

In reference to petition Z-8323, 2 Clarendon Street Realty Trust, 2 Clarendon Street, Boston, for five variances for change of occupancy from church to 60 apartments and erect addition in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following provisos: that appellant submit to the Board of Appeal and the Authority the parking agreement with Public Facilities Department; that plans be submitted to the Authority for design review proviso. The burnt-out shell of the historic 1868 Church Edifice will be incorporated into the new residential design. Development, more importantly, will provide below market-rate home ownership opportunities. Thirteen off-street parking spaces to be supplied below grade. Appellant is negotiating an agreement with Public Facilities Department, owner of abutting property, for addition off-street parking.



Z-8323

2 CLARENDON ST.

BOSTON

Board of Appeal Referrals

4/3/86

Hearing: 4/8/86 Z-8349
James J. Loftus
46 Business Street
Hyde Park

Site: 12,800 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect welding shop, storage, and light manufacturing structure.

Violation(s): Manufacturing structure is forbidden use.
Insufficient front and side yards.

VOTED: In reference to petition Z-8349, James J. Loftus, 46 Business Street, Hyde Park, for forbidden use and two variances to erect welding shop, storage, and light manufacturing structure in a residential (R-.5) and manufacturing (M-1) districts, the Boston Redevelopment Authority recommends deferral of hearing until appellant meets with abutting residential community and Authority to address and resolve noise and other environmental concerns.

Z-8349

46 BUSINESS ST. HYDE PARK



24

Board of Appeal Referrals

4/3/86

Hearing: 4/8/86 Z-8399
Grace DelloRusso
24B-24 Fleet Street
Boston

Site: Three-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from one apartment, two clubs,
and restaurant to five apartments and restaurant.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-8399, Grace DelloRusso, 24B-24 Fleet Street, Boston, for change of occupancy from one apartment, two clubs, and restaurant to five apartments and restaurant in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Appellant must submit comprehensive plans to the Authority for review. Submitted plans are incomplete.

Z-8399 24B-24 FLEET ST. BOSTON



Board of Appeal Referrals

4/3/86

Hearing: 4/8/86 Z-8400
Michael Mancini & Thad Byrd
31-31R Lyndhurst Street
Dorchester

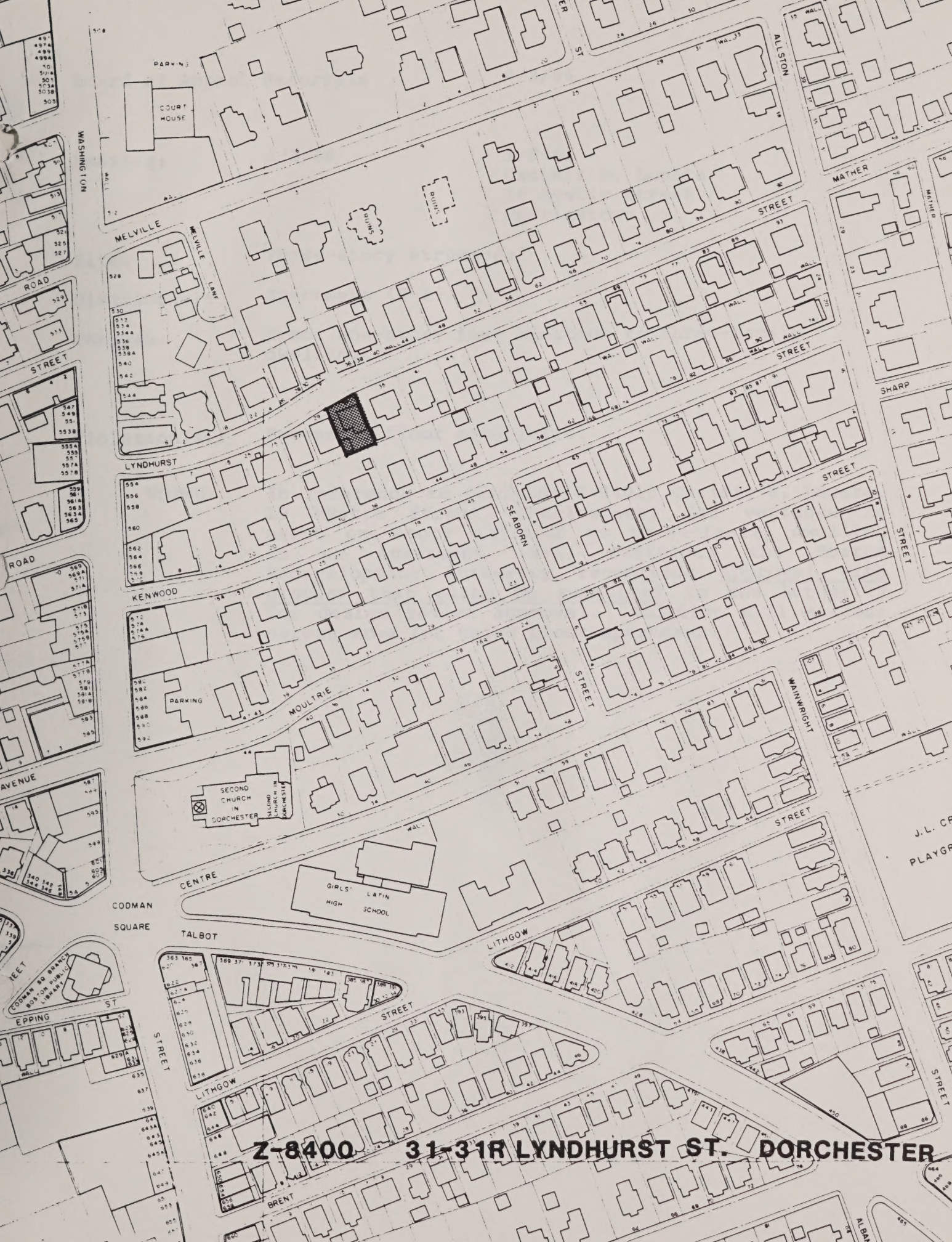
Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect two-car garage.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-8400, Michael Mancini & Thad Byrd, 31-31R Lyndhurst Street, Dorchester, for variance to erect two-car garage in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Existing one-car garage is in state of disrepair; proposed structure will remove eyesore and eliminate parking in driveway.



Z-8400 31-31R LYNDHURST ST. DORCHESTER

Board of Appeal Referrals

4/3/86

Hearing:

4/8/86

Z-8401
Casimir S. Lopata
19 Mystic Street
Charlestown

Site:

Three-story structure

District(s):

Apartment (H-1)

Purpose:

Erect one-story rear addition to three-family dwelling.

Violation(s):

Excessive floor area ratio.

VOTED:

In reference to petition Z-8401, Casimir S. Lopata, 19 Mystic Street, Charlestown, for variance to erect one-story addition to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Addition will enclose egress area for third floor apartment.



Z-8401 19 MYSTIC ST. CHARLESTOWN

Board of Appeal Referrals

4/3/86

7

Hearing: 4/8/86 Z-8403
Joseph & Alexandra Maalouf
443 Shawmut Avenue
Boston

Site: Four-story structure

District(s): Apartment (H-2)

Purpose: Increase capacity of lodging house from 13 to
16 lodgers.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-8403, Joseph & Alexandra Maalouf, 443 Shawmut Avenue, Boston, for extension of nonconforming use to increase capacity of lodging house from 13 to 16 lodgers in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Lodging houses are needed facilities especially in this area where they have seriously decreased in number. Appellant must address trash and noise concerns.

Z-8403

443 SHAWMUT AVE. BOSTON



Board of Appeal Referrals

4/3/86

Hearing: 4/8/86 Z-8405
Peter H. McGinnis
17 Greenough Lane
Boston

Site: Three-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from three- to five-family dwelling.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient open space.

VOTED: In reference to petition Z-8405, Peter H. McGinnis, 17 Greenough Lane, Boston, for conditional use and variance for change of occupancy from three- to five-family dwelling in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial without prejudice. Comprehensive plans must be submitted to the Authority for review. Submitted plans are incomplete.



Z-8495

17 GREENOUGH LANE

BOSTON

Board of Appeal Referrals

4/3/86

Hearing: 4/8/86

Z-8420-8436
Union Village Trust
43-63R Union Street
Brighton

Site: 19,555 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect seventeen three-story one-family townhouse structures.

Violation(s): Insufficient lot area, open space, corner traffic visibility, front, side, and rear yards.

Excessive floor area ratio.

VOTED: In reference to petitions Z-8420-8436, Union Village Trust, 43-63R Union Street, Brighton, for one hundred and one variances to erect seventeen three-story one-family townhouse structures in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval subject to design review including landscaping plans.



Z-8420-36

43-63R UNION ST. BRIGHTON

Board of Appeal Referrals

4/3/86

Hearing: 4/8/86

Z-8444
Marie W. Rudowski
1 Belnap Road
Hyde Park

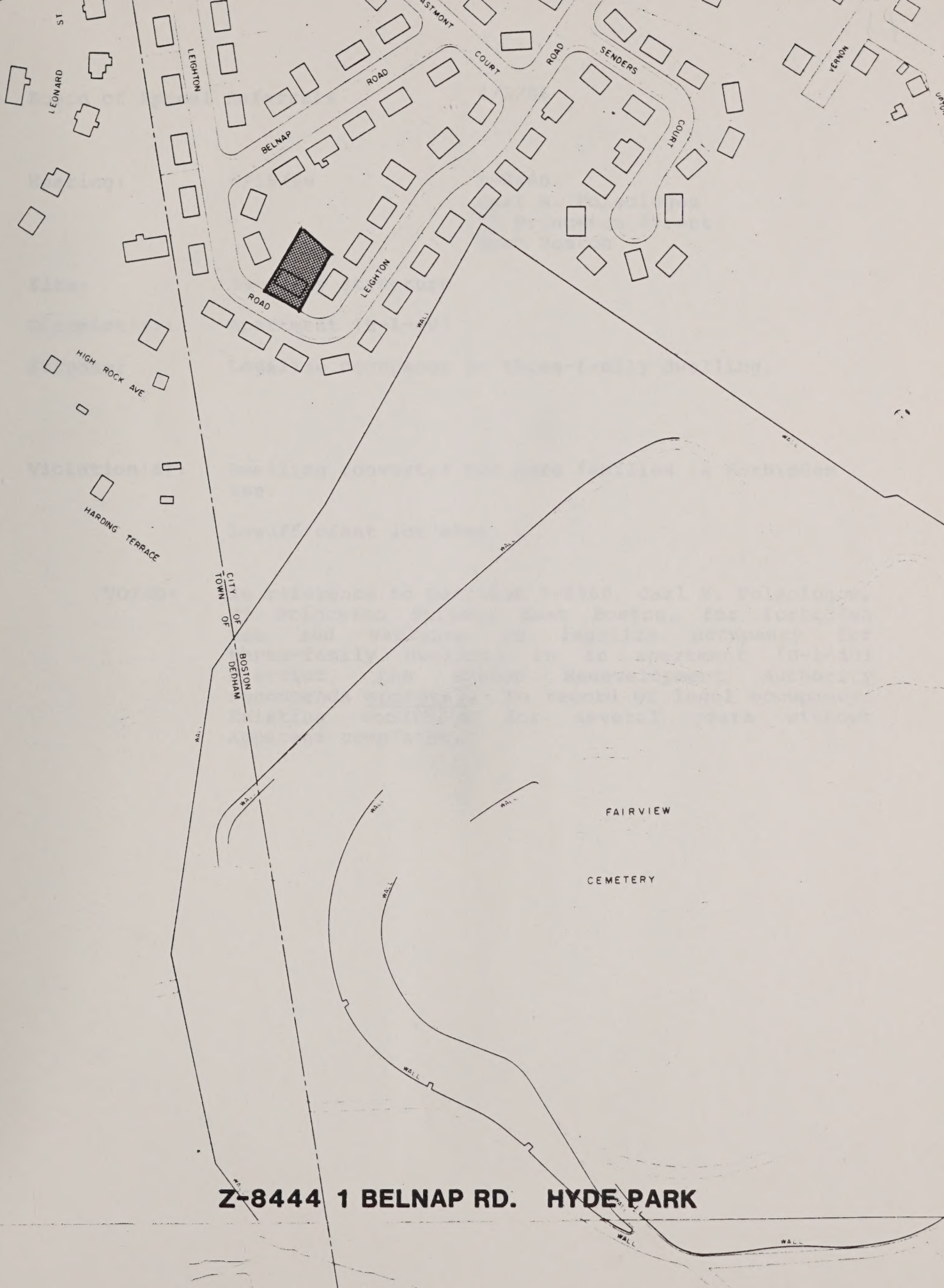
Site: One-story structure

District(s): Single-family (S-.3)

Purpose: Erect carport addition to one-family dwelling.

Violation(s): Insufficient front and side yards.
Accessory building within side yard.

VOTED: In reference to petition Z-8444, Marie W. Rudowski, 1 Belnap Road, Hyde Park, for three variances to erect carport addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval. Carport will alleviate problems for disabled person and will provide safe passage to car. Abutter and neighbors have expressed support.



Z-8444 1 BELNAP RD. HYDE PARK

Board of Appeal Referrals

4/3/86

Hearing: 4/15/86 Z-8460
Carl M. Poleologos
29 Princeton Street
East Boston

Site: 3½-Story structure

District(s): Apartment (H-1-40)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-8460, Carl M. Poleologos, 29 Princeton Street, East Boston, for forbidden use and variance to legalize occupancy for three-family dwelling in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Existing condition for several years without apparent complaint.

Z-8460 29 PRINCETON ST. EAST BOSTON



Board of Appeal Referrals

4/3/86

Hearing: 4/15/86 Z-8463
Karl H. Wefers
32rear Cummins Highway
Roslindale

Site: 1½-Story structure

District(s): General business (B-1)

Purpose: Change occupancy from garage to office for painting contractor and storage.

Violation(s): Insufficient front and side yards.

VOTED: In reference to petition Z-8463, Karl H. Wefers, 32rear Cummins Highway, Roslindale, for two variances for change of occupancy from garage to office for painting contractor and storage in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that there be no storage of paint or flammable supplies; that all ladders, staging and attendant equipment be stored in the garage; that plans be submitted to the Authority for design review approval. Storage for local painting contractor.

2
Z-8463

32 CUMMINS HIGHWAY

ROSLINDALE



Board of Appeal Referrals

4/3/86

Hearing: 4/8/86 Z-8465
Phillip C. Haughey, Trustee
1660-1670 Soldiers Field Road
Brighton

Site: 1½-Story structure

District(s): Manufacturing (M-1)

Purpose: Erect two signs.

Violation(s): Excessive height of signs.

VOTED: In reference to petition Z-8465, Phillip C. Haughey, Trustee, 1660-1670 Soldiers Field Road, Brighton, for conditional use to erect two signs in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with proviso: that plans be submitted to the Authority for comprehensive sign design review approval. Office supply retail store.



TOWN OF WATERTOWN
CITY OF BOSTON

RIVER

FIELD

PARKING

LEO M. BIRMINGHAM

STREET

WALL

WALL

WALL

ALBANY

BRANCH

STREET

(PROPOSED)

AVENUE

PARKING

ENOUGH

STREET

NORTH

BEACON

VINELAND

FANEUIL
BOSTON
BOSTON
DEVELOPMENT
HOUSING
200.4
AUTHORITY

WALL

PARKING

PARKING

PARKING

PARKING

Z-8465 1660-1670 SOLDIERS FIELD RD. BRIGHTON

NILES

STREET

MC. KINNEY

PLACE

Board of Appeal Referrals

4/3/86

14

Hearing: 4/15/86 Z-8468
Paul & Craig Flashner
8 Myrtle Street
Jamaica Plain

Site: Three-story structure (four-family dwelling)

District(s): Residential, two-family (R-.5)

Purpose: Enclose porch, erect addition, decks and exterior stairs; roofline alterations.

Violation(s): Extension of nonconforming use.
Insufficient rear yard.

VOTED: In reference to petition Z-8468, Paul & Craig Flashner, 8 Myrtle Street, Jamaica Plain, for extension of nonconforming use and variance to erect addition and perform structural alterations including roofline to four-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant meets with Authority and Jamaica Pond Association to address and resolve design concerns. Because of the structure's unique architecture and its prominence just off Centre Street proposed alterations (decks, egress, roofline, and addition) must be reviewed carefully.



Z-8468

8 MYRTLE ST. JAMAICA PLAIN

Board of Appeal Referrals

4/3/86

Hearing: 4/15/86 Z-8469
John Sarianides
586 Washington Street
Brighton

Site: 4/15/86

District(s): Local business (L-.5)

Purpose: Erect one-story rear addition to auto body shop garage.

Violation(s): Repair garage is conditional use.

VOTED: In reference to petition Z-8469, John Sarianides, 586 Washington Street, Brighton, for conditional use to erect one-story rear addition to auto body shop garage in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that sale of gasoline and related products be eliminated; that plans inclusive of retaining wall be submitted to the Authority for design review approval. Spray booth addition. Appellant will also construct a ten foot concrete retaining wall on slope in rear of structure.



Z-8469 586 WASHINGTON ST. BRIGHTON

Board of Appeal Referrals

4/3/86

Hearing: 4/15/86 Z-8470
Amos Williams
767A-767 Tremont Street
Boston

Site: 3½-Story structure

District(s): Local business (L-2)

Purpose: Legalize occupancy for one apartment and lodging house (nine lodgers).

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient open space.

VOTED: In reference to petition Z-8470, Amos Williams, 767A-767 Tremont Street, Boston, for forbidden use and variance to legalize occupancy for one apartment and lodging house (nine lodgers) in a local business (L-2) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Existing condition. Appellant must meet with Claremont Neighborhood Association to address management and maintenance concerns.

Z-8470

767A-767

TREMONT ST. BOSTON



Board of Appeal Referrals

4/3/86

Hearing: 4/15/86

Z-8475
Douglas MacDonald
7 Marshall Block
Charlestown

Site: 3½-Story structure

District(s): Apartment (H-1)

Purpose: Erect dormer addition to one-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient front yard.

VOTED: In reference to petition Z-8475, Douglas MacDonald, 7 Marshall Block, Charlestown, for two variances to erect dormer addition to one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Needed space for expanding family.



Z-8475

7 MARSHALL BLOCK

CHARLESTOWN

Board of Appeal Referrals

4/3/86

Hearing: 4/15/86 Z-8480
Charles R. Ross
1 Organ Park Street
Roslindale

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect dormer addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-8480, Charles R. Ross, 1 Organ Park Street, Roslindale, for variance to erect dormer addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Bedroom-bath addition.

Z-8480

1 ORGAN PARK ST.

ROSLINDALE



SAINT MICHAEL'S

Board of Appeal Referrals

4/3/86

Hearing: 4/15/86 Z-8482
Mario M. Mattei, Trustee
21 Appleton Street
Boston

Site: 2½-Story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient open space.

VOTED: In reference to petition Z-8482, Mario M. Mattei, 21 Appleton Street, Boston, for forbidden use and variance for change of occupancy from one- to two-family dwelling in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval and reviewed by Ellis Neighborhood Association.



Z-8482

21 APPLETON ST.

BOSTON

Board of Appeal Referrals

4/3/86

Hearing: 4/15/86 Z-8483
Robert M. Memmolo
265 Lexington Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8483, Robert Memmolo, 265 Lexington Street, East Boston, for forbidden use and three variances for change of occupancy from three- to four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of window location, light, and ventilation be submitted to the Authority for design review approval. Basement apartment. Tenant parking provided nearby.



AMERICAN LEGION
PLAYGROUND

PRESCOTT SQUARE

LEXINGTON SQUARE

PUTNAM SQUARE

PATRICIA J. KENNEDY SCHOOL

DAY SQUARE

SACRED HEART SCHOOL

2-8483

265 LEXINGTON ST. EAST BOSTON

BOSTON & ALBANY RAILROAD

Board of Appeal Referrals

4/3/86

Hearing: 4/15/86 Z-8495
Arlene Claiborne
98 Mt. Pleasant Avenue
Roxbury

Site: Three-story row structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area.

VOTED: In reference to petition Z-8495, Arlene Clairborne,
98 Mt. Pleasant Avenue, Roxbury, for forbidden
use and variance for change of occupancy from
one- to three-family dwelling in an apartment
(H-1) district, the Boston Redevelopment Authority
recommends approval with proviso that plans be
submitted to the Authority for design review
approval. Three-family occupancy consistent with
residential area. Owner will occupy.



Z-8495

98 MT. PLEASANT AVE. ROXBURY

Board of Appeal Referrals

4/3/86

Hearing: 4/15/86 Z-8498
William F. McCarthy
39 Neponset Avenue
Hyde Park

Site: 2½-Story structure

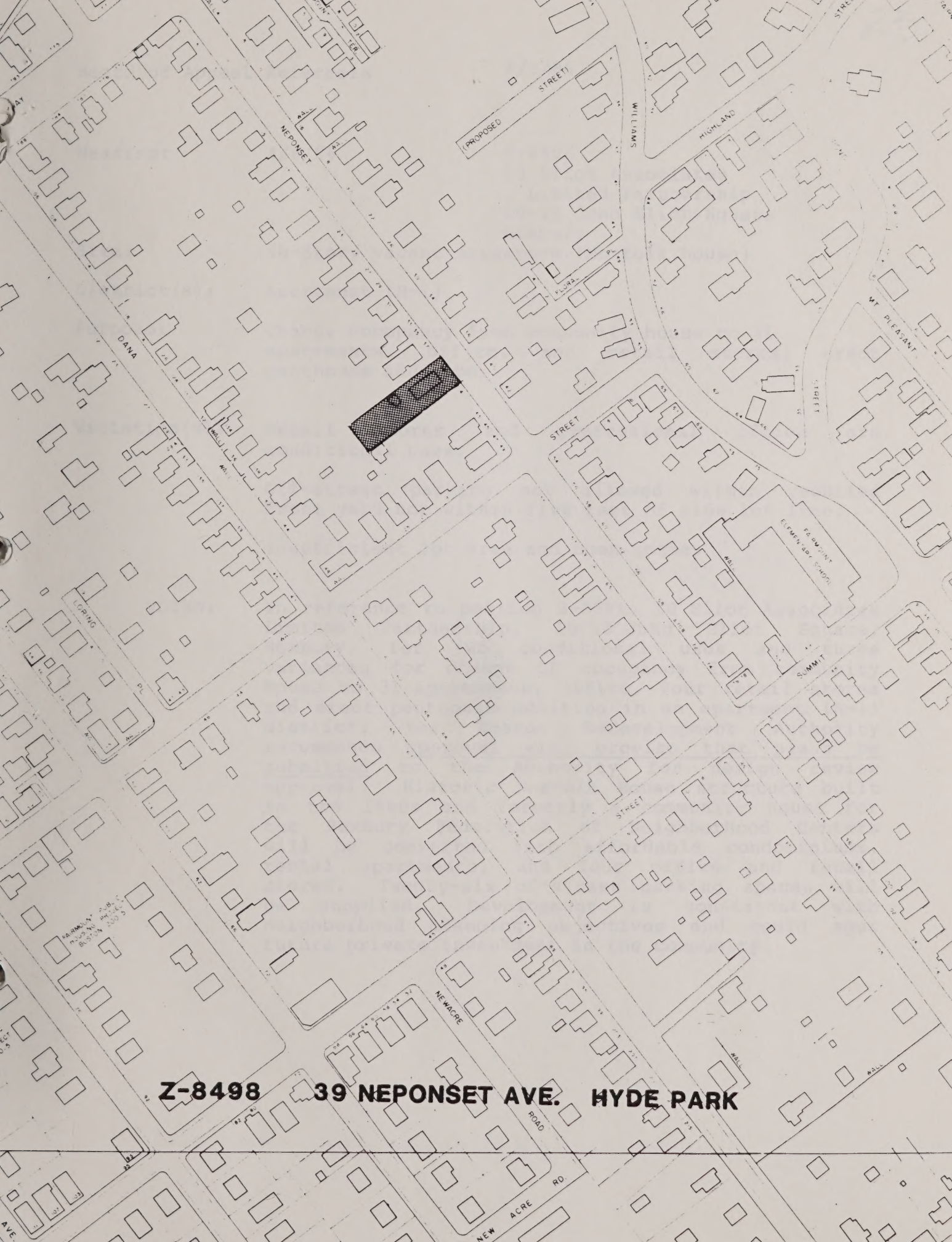
District(s): Single-family (S-.5)

Purpose: Erect addition to two-family dwelling.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-8498,
William F. McCarthy, 39 Neponset Avenue, Hyde
Park, for variance to erect addition to two-family
dwelling in a single-family (S-.5) district, the
Boston Redevelopment Authority recommends approval
with proviso that plans be submitted to the
Authority for design review approval. Kitchen
expansion.

Z-8498 39 NEPONSET AVE. HYDE PARK



Z-8498 39 NEPONSET AVE. HYDE PARK

Board of Appeal Referrals

4/3/86

Hearing: 4/8/86 Z-8501
10 Eliot Associates
Limited Partnership
10-18 John Eliot Square
Roxbury
Site: 4½-Story vacant structure (Norfolk House)
District(s): Apartment (H-1)
Purpose: Change occupancy from community house to 31
apartments, office, and retail stores; erect
penthouse addition.

Violation(s): Retail stores and professional office are
conditional uses.

Off-street parking not allowed within required
front yard nor within five feet of side lot line.

Insufficient lot area and open space.

VOTED: In reference to petition Z-8501, 10 Eliot Associates
Limited Partnership, 10-18 John Eliot Square,
Roxbury, for two conditional uses and three
variances for change of occupancy from community
house to 31 apartments, office, four retail stores
and erect penthouse addition in an apartment (H-1)
district, the Boston Redevelopment Authority
recommends approval with proviso that plans be
submitted to the Authority for design review
approval. Historic Norfolk House structure built
in the 1800s and formerly a community house for
the Roxbury Federation of Neighborhood Centers
will be converted into affordable condominiums,
rental apartments, and four office and retail
stores. Twenty-six off-street parking spaces will
be supplied. Development is consistent with
neighborhood planning objectives and could spur
future private investment in the community.



Z-8420-36

43-63R UNION ST. BRIGHTON

Board of Appeal Referrals

4/3/86

Hearing: 4/15/86 Z-8504
Richard Beckers
57-59 Woodbine Street
Roxbury

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area.
Excessive floor area ratio.

VOTED: In reference to petition Z-8504, Richard Beckers, 57-59 Woodbine Street, Roxbury, for forbidden use and two variances for change of occupancy from two- to four-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral of hearing until petitioner has addressed concerns at a community meeting. Board of Appeal approved petition for construction of two-family dwelling last year; compliance with approved plans is a concern.

Z-8504

57-59 WOODBINE ST.

ROXBURY



Board of Appeal Referrals

4/3/86

Hearing: 4/15/86 Z-8505
Charles Salamone
167 Chestnut Avenue
Jamaica Plain

Site: 2,958 Square feet of land

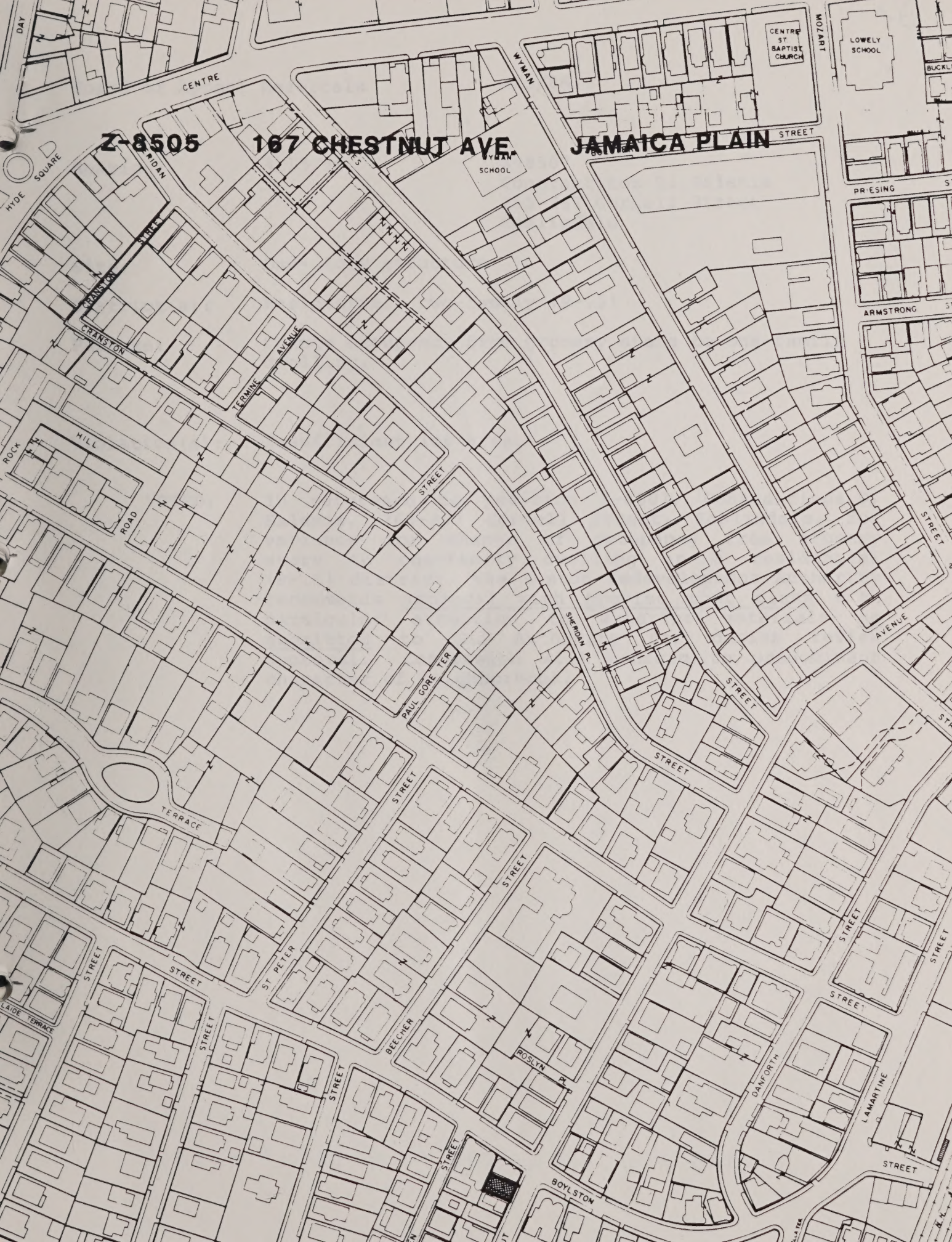
District(s): Residential, three-family (R-.8)

Purpose: Combine lots; erect three-family dwelling.

Violation(s): Insufficient lot area, open space, front, side,
and rear yards.

Excessive floor area ratio.

VOTED: In reference to petition Z-8505, Charles Salamone, 167 Chestnut Avenue, Jamaica Plain, for seven variances to combine lots and erect three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to location of building and off-street parking spaces be submitted to the Authority for design review approval. Location of building as proposed could impair light and air to abutter.



Z-8505

167 CHESTNUT AVE

JAMAICA PLAIN

CENTRE ST
BAPTIST CHURCH

LOWELY SCHOOL

WYMAN SCHOOL

PRISING

ARMSTRONG

AVENUE

CENTRE

DAY

WIDE SQUARE

ROCK

HILL

ROAD

TERRACE

LAIDE TERRACE

BOYLSTON

DANFORTH

LAMARTINE

STREET

STREET

STREET

STREET

STREET

STREET

SHERIDAN PL

PAUL GORE TER

STREET

BEECHER

STREET

ST PETER

STREET

STREET

STREET

Board of Appeal Referrals

4/3/86

Hearing: 4/15/86 Z-8507
Constantinos D. Salemis
265-267 Cornell Street
Roslindale

Site: One-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from grocery store to one-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-8507, Constantinos D. Salemis, 265-267 Cornell Street, Roslindale, for variance for change of occupancy from grocery store to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to exterior materials be submitted to the Authority for design review approval. Conversion will conform to predominant character of neighborhood.



Z-8507 265-267 CORNELL ST. ROSLINDALE

Board of Appeal Referrals

4/3/86

Hearing: 4/15/86 Z-8510
Gerard Millerick
497 Sumner Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1-40)

Purpose: Erect one-story addition to three-family dwelling.

Violation(s): Excessive floor area ratio; projection into rear yard.
Insufficient open space and rear yard.

VOTED: In reference to petition Z-8510, Gerard Millerick, 497 Sumner Street, East Boston, for four variances to erect one-story addition to three-family dwelling in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Family room addition similar to abutting properties. Public park and harbor walkway in close proximity to site tend to alleviate open space deficiency.

Z-8510

497 SUMNER ST.

LOGAN

INTERNATIONAL

EAST BOSTON



Board of Appeal Referrals

4/3/86

Hearing: 4/15/86 Z-8513
Ralph Morrocchio
15 Shepard Street
Brighton

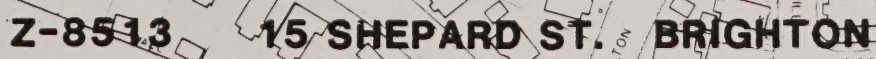
Site: Two-story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose porch of two-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-8513, Ralph Morrocchio, 15 Shepard Street, Brighton, for variance to enclose porch of two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Porch enclosure; existing site yard deficiency will not be increased.



Board of Appeal Referrals

4/3/86

Hearing: 4/15/86 Z-8514
David C. Parker
134 West Concord Street
Boston

Site: 3½-Story structure

District(s): Apartment (H-2)

Purpose: Erect one-story addition to four-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-8514, David C. Parker, 134 West Concord Street, Boston, for variance to erect one-story addition to four-family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Bedroom addition. Appellant should review plans with Worcester Square Area Neighborhood Association.

Z-85 14

134 WEST CONCORD ST. BOSTON



Board of Appeal Referrals

4/3/86

Hearing: 4/15/86 Z-8515
Dorothy U. Williams
84 Russett Road
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Legalize one-story side addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-8515,
Dorothy U. Williams, 84 Russett Road, West Roxbury,
for variance to legalize one-story addition to
one-family dwelling in a single-family (S-.5)
district, the Boston Redevelopment Authority
recommends approval. Condition existing
approximately nine years without complaint.

Z-8515

84 RUSSETT RD. WEST ROXBURY



Hearing: 4/15/86 Z-8517
Sabatino J. Bolognese
238 Everett Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1-40)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-8517, Sabatino J. Bolognese, 238 Everett Street, East Boston, for forbidden use and two variances to legalize occupancy for three-family dwelling in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. No record of legal occupancy. Three-family dwelling consistent with residential neighborhood. Nearby public park and walkway provide recreational open space. Proposal will provide units and improve property.



LOGAN INTERNATIONAL

Z-8517 238 EVERETT ST. EAST BOSTON

Board of Appeal Referrals

4/3/86

Hearing: 4/15/86 Z-8518
TinTerTonTam Realty Corporation
1140 Saratoga Street
East Boston

Site: One-story structure

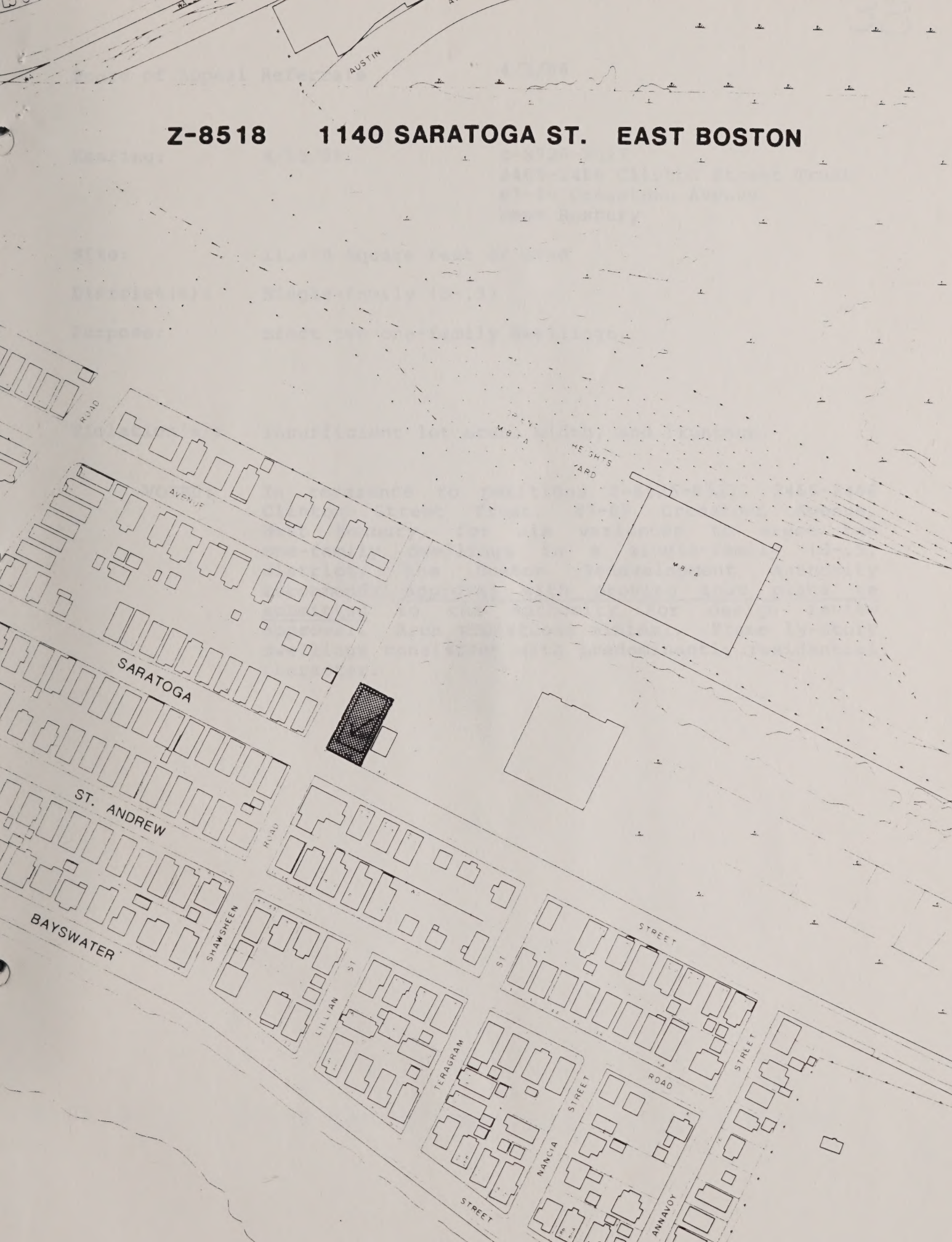
District(s): Local business (L-1)

Purpose: Change occupancy from warehouse to offices.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-8518, TinTerTonTam Realty Corporation, 1140 Saratoga Street, East Boston, for variance for change of occupancy from warehouse to offices in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso that basement garage be used to provide off-street parking. Office use existing approximately ten years prior to purchase by appellant in 1983.

Z-8518 1140 SARATOGA ST. EAST BOSTON



Board of Appeal Referrals

4/3/86

Hearing: 4/15/86 Z-8526-8527
2465-2466 Clinton Street Trust
87-89 Crosstown Avenue
West Roxbury

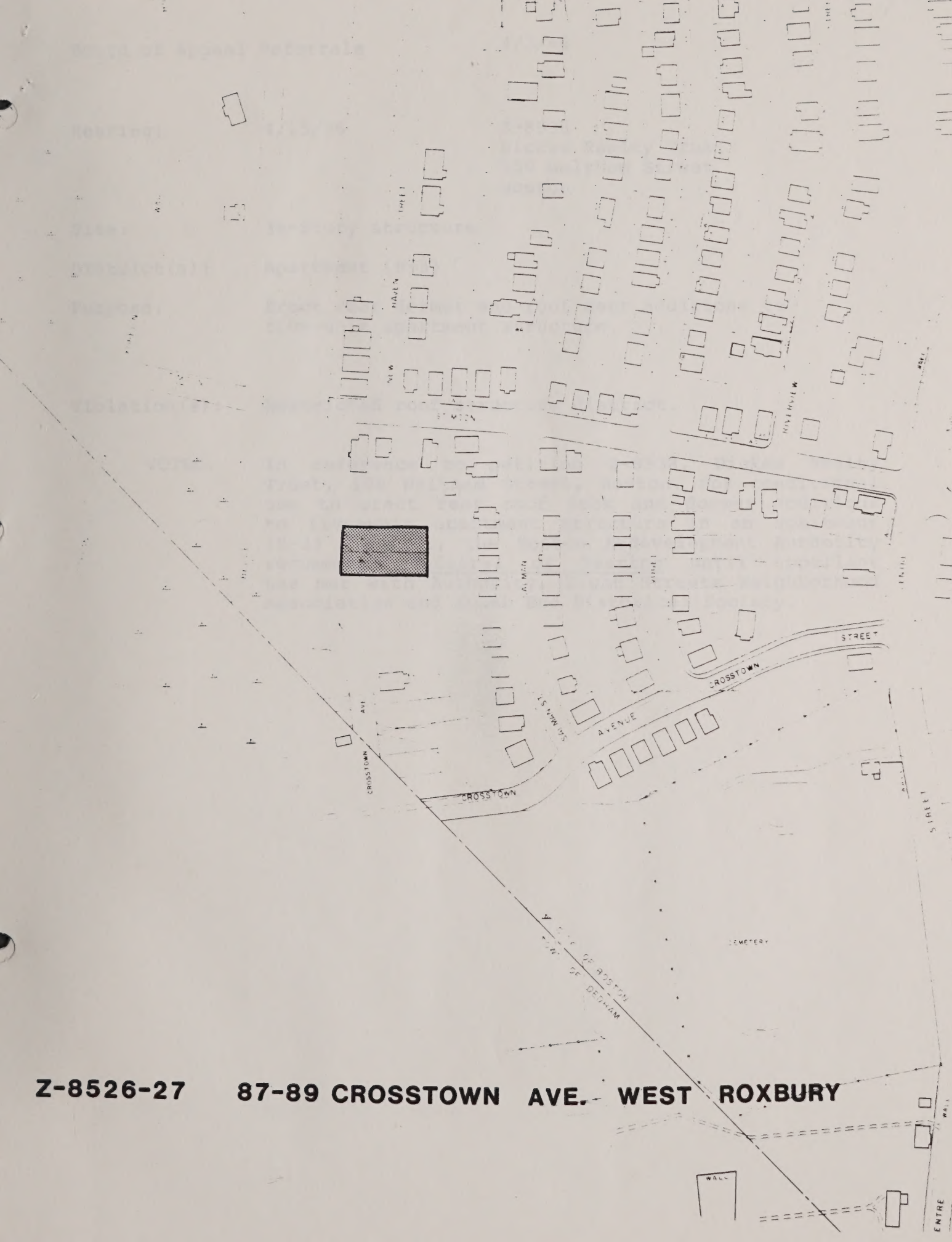
Site: 11,470 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect two one-family dwellings.

Violation(s): Insufficient lot area, width, and frontage.

VOTED: In reference to petitions Z-8526-8527, 2465-2466 Clinton Street Trust, 87-89 Crosstown Avenue, West Roxbury, for six variances to erect two one-family dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Area violations minimal. Frame 1½-story dwellings consistent with predominantly residential character.



Z-8526-27

87-89 CROSSTOWN AVE. WEST ROXBURY

Board of Appeal Referrals

4/3/86

Hearing: 4/15/86 Z-8538
Dickes Realty Trust
100 Waltham Street
Boston

Site: 3½-Story structure

District(s): Apartment (H-3)

Purpose: Erect rear dormer and roof deck additions to
five-unit apartment structure.

Violation(s): Restricted roof structure district.

VOTED: In reference to petition Z-8538, Dickes Realty Trust, 100 Waltham Street, Boston, for conditional use to erect rear roof deck and dormer additions to five-unit apartment structure in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant has met with Authority, Eight Streets Neighborhood Association and South End Historical Society.



Z-8538

100 WALTHAM ST.

BOSTON

Board of Appeal Referrals

4/3/86

Hearing: 4/15/86

Z-8561
Barbara Murphy, Trustee
King Terminal Trust
803 Summer Street
Boston

Site: Four-story structure

District(s): Waterfront (W-2)

Purpose: Change occupancy from office of wholesale,
jobbing or distributing house to same and office
building.

Violation(s): Office building is conditional use.

VOTED: In reference to petition Z-8561, Barbara Murphy, Trustee, King Terminal Trust, 803 Summer Street, Boston, for conditional use for change of occupancy from office of wholesale, jobbing or distributing house to same and office building in a waterfront (W-2) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant has met with Harborpark Advisory Committee to address and resolve outstanding issues.

TERMINAL

STREET

Z-8561

803 SUMMER ST.

SOUTH BOSTON

ARMY BASE

SUMMER

POWER-HOUSE

STREET

NS

STREET

STREET

TRANSFORMERS

STACK

Board of Appeal Referrals

4/3/86

Hearing: 4/15/86 Z-8564
Public Facilities Department
841 Parker Street
Roxbury

Site: Two-story structure (former Charles Bulfinch School)

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from school to 15 apartments
and professional office.

Violation(s): Professional office is forbidden use.

VOTED: In reference to petition Z-8564, Public Facilities Department, 841 Parker Street, Roxbury, for variance for change of occupancy from school to 15 apartments and professional office in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the office use be limited to real estate management office and located in the basement indicated in plan reviewed by Authority and that plans be submitted to the Authority for design review approval. Development of former Charles Bulfinch School will consist of rental units several of which by agreement with City of Boston will be affordable to moderate-income tenants. Twenty-two off-street parking spaces will be supplied.



Z-8564

841 PARKER ST.

ROXBURY

Board of Appeal Referrals

4/3/86

Hearing: 4/15/86 Z-8512
Kerdos Corporation
502-504 Massachusetts Avenue
Boston

Site: Vacant four-story structure

District(s): Local business (L-2)

Purpose: Erect dormer addition and roof deck.

Violation(s): Excessive floor area ratio.
Restricted roof structure district.

VOTED: In reference to petition Z-8512, Kerdos Corporation, 502-504 Massachusetts Avenue, Boston, for conditional use and variance to erect dormer addition and roof deck in a local business (L-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that plans be reviewed with South End Historical Society; that trash be removed daily; that exterior alterations comply with neighborhood historical design guidelines. Former vacant and deteriorated structure currently being rehabilitated.

Z-8512

502-504 MASSACHUSETTS AVE. BOSTON



Board of Appeal Referrals

4/3/86

Hearing: 4/8/86 Z-8530
Peter Griffin
123 George Street
Roxbury

Site: 27,000 Square feet of land

District(s): Local business (L-1)

Purpose: Erect one-story warehouse and office structure.

Violation(s): Warehouse is forbidden use.

VOTED: In reference to petition Z-8530, Peter Griffin, 123 George Street, Roxbury, for forbidden use to erect one-story warehouse and office building in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of landscaping be submitted to the Authority for design review approval. Structure for storage of furniture, office, household fixtures, and related equipment will replace vacant dilapidated storefronts and create employment for 35-40 persons. Eighteen off-street parking spaces will be supplied.

Z-8530

123-125 GEORGE ST. ROXBURY



Board of Appeal Referrals

4/3/86

39

Hearing: 4/15/86 Z-8552-8560
Richard M. Jerrier
15-44 Stock Street
Dorchester

Site: Approximately 35,000 square feet of land

District(s): Local business (L-.5) and residential, two-family (R-.5)

Purpose: Erect seven two-family and two one-family rowhouse structures.

Violation(s): Excessive floor area ratio.

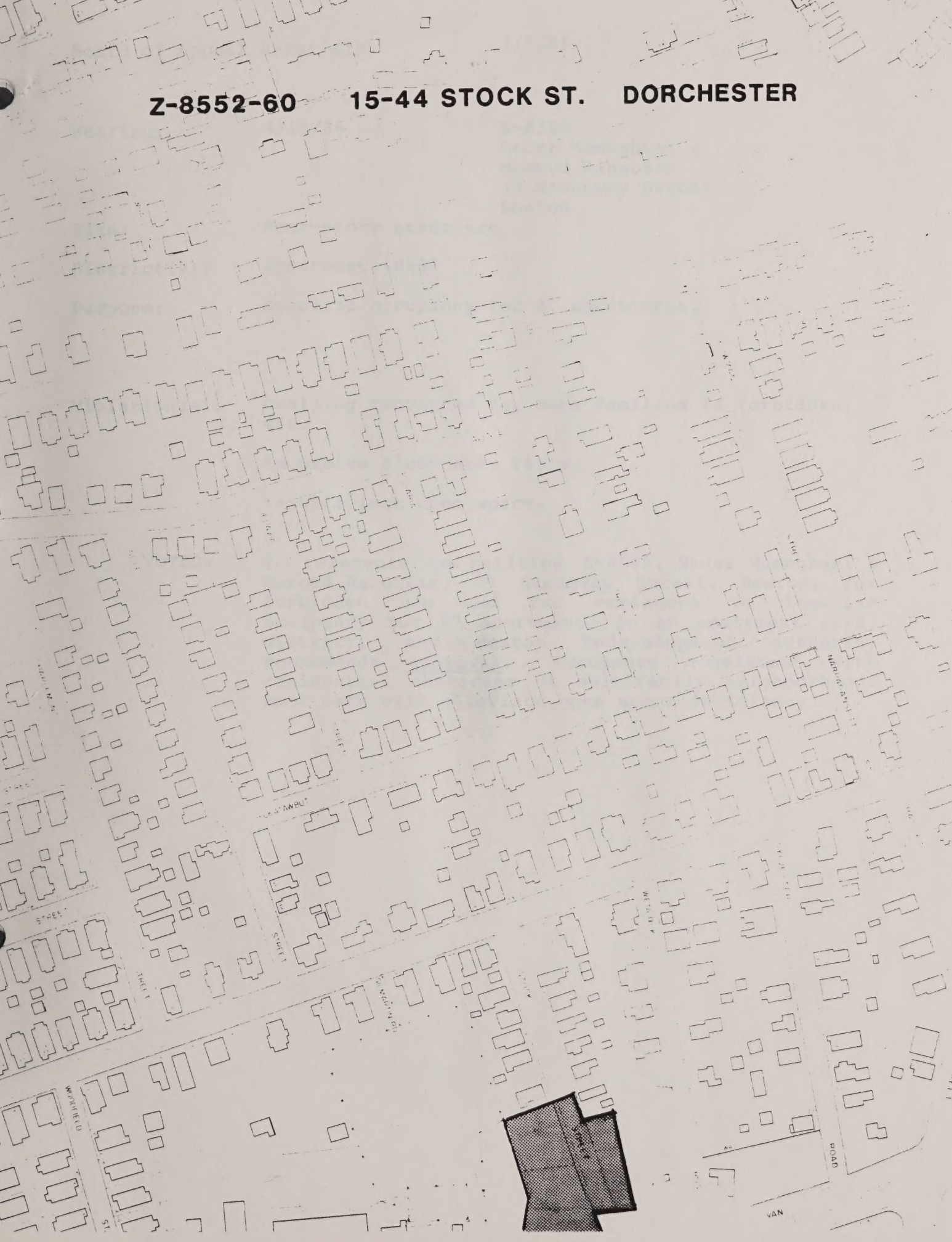
Insufficient front, side, rear yards, and off-street parking.

VOTED: In reference to petitions Z-8552-8560, Richard M. Jerrier, 15-44 Stock Street, Dorchester, for thirty-nine variances to erect seven two-family and two one-family rowhouse structures in residential (R-.5) and local business (L-.5) districts, the Boston Redevelopment Authority recommends deferral of hearing until appellant has formally reviewed development with community and Authority. Critical concerns are: proximity to Gallivan Boulevard and Wenlock Road, Stony Brook sewer easement, parking, and landscaping.

Z-8552-60

15-44 STOCK ST.

DORCHESTER



Board of Appeal Referrals

4/3/86

Hearing: 4/15/86 Z-8569
Nader Mameghani &
Masoud Rahgozar
39 Hemenway Street
Boston

Site: Four-story structure

District(s): Apartment (H-3)

Purpose: Legalize occupancy for 27 apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio.

Insufficient open space.

VOTED: In reference to petition Z-8569, Nader Mameghani & Masoud Rahgozar, 39 Hemenway Street, Boston, for forbidden use and two variances to legalize occupancy for 27 apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Occupancy consistent with residential character of multifamily neighborhood. Roof deck will alleviate open space deficiency.

BACK



Z-8569

39 HEMENWAY ST. BOSTON

Board of Appeal Referrals

4/3/86

Hearing: 4/15/86 Z-8578
The New England Home
for Little Wanderers
165 South Huntington Avenue
Jamaica Plain
Site: Children's school and residence complex.
District(s): Residential, three-family (R-.8)
Purpose: Erect three-story children's residence structure.

Violation(s): Dormitory is conditional use.

VOTED: In reference to petition Z-8578, New England Home for Little Wanderers, 165 South Huntington Avenue, Jamaica Plain, for conditional use to erect three-story children's residence structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of landscaping be submitted to the Authority for design review approval. Dormitory structure for home which provides education to special needs children in the metropolitan area.



OLMSTED

PARK

JAMAICAWAY

BYNNER

SOUTH

MEDICAL
BUILDING

EVERGREEN

MASS
OSTEOPATHIC
HOSPITAL

PARKING
AREA

ALFANGETT

MARGOL

ALFANGETT

NIRA

GROTTA GLEN

AVENUE

MULTIPLE

VETERANS
ADMINISTRATION
HOSPITAL

JEFFERSON
SCHOOL

JEFFERSON

HAYDEN

Z-8578

165 SOUTH HUNTINGTON AVE. JAMAICA PLAIN